



Peter
illingworth
ESTATE AGENTS

19, Rye Close
Pickering, YO18 7UE
Price Guide £230,000

www.peterillingworth.co.uk
Tenure Freehold
EPC Band B Property Tax Band C

A well presented modern three-bedroom mid-terrace home, benefitting from sealed unit double glazing and gas-fired central heating throughout. Constructed by David Wilson Homes and offered with the remainder of its NHBC warranty.

Accommodation briefly comprises:

Ground Floor: Front Entrance Lobby, Cloakroom/WC, Sitting Room, Kitchen/Dining Room with double doors opening onto the rear garden.

First Floor: Landing, Principal Bedroom with En-Suite Shower Room, Further Double Bedroom, Single Bedroom and House Bathroom.

Externally, there is brick-set parking to the front providing off-road parking for two vehicles. To the rear is an enclosed landscaped garden featuring raised planters, a pergola and a dedicated BBQ area.

Ideally situated for a wide range of local amenities, Pickering offers excellent primary and secondary schooling, together with a variety of shops, cafés and everyday services. The property enjoys easy access to the stunning North York Moors National Park and is within convenient commuting distance of the historic City of York and the attractive coastal towns of Scarborough and Whitby.

NO ONWARD CHAIN

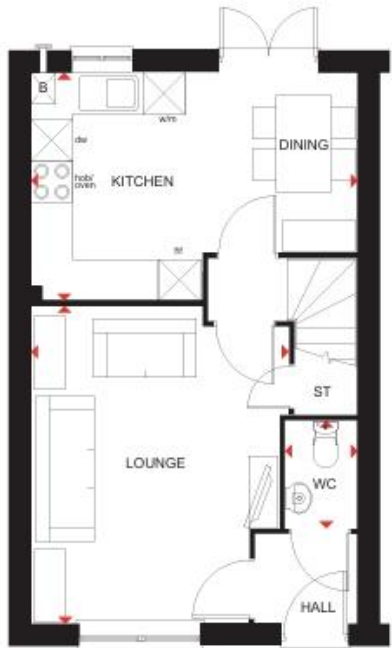


THE ARCHFORD

THREE BEDROOM HOME

key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	↔	Dimension location
ST	Store	f/f	Fridge/freezer space	W	Wardrobe space		



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"
Hall	1397 x 1300 mm	4'7" x 4'3"
Lobby	1143 x 907 mm	3'9" x 3'0"



First Floor

Bedroom 1	3234 x 3276 mm	10'7" x 10'9"
En Suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"
Landing	1465 x 2886 mm	4'10" x 9'5"



For information purposes, not to scale





Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Note: An application for planning for the development of 150 homes has been made for the land directly behind.

Services: Mains water, drainage, gas and electricity are laid on.

EPC: Band B

Estate Management Fee: £140 for the year payable to Gateway Property Management Ltd

Property Tax: Band C

Broadband:

Basic 17 Mbps, Superfast 66 Mbps, Ultrafast 10000 Mbps

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT, Sky and Virgin

Flood Risk: Very low

What3Words: //stub.upwardly.miles

Photography: By Peter Illingworth

HMRC: It is a legal requirement to identify purchasers in accordance with the Proceeds of Crime Act, Anti-Money Laundering Regulations and Anti-Terrorism legislation. For these purposes, this service is contracted out to Landmark Estate Agency Services, who will apply a charge.

Need to sell your own property? Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Viewing:

Strictly by appointment through the Agents' Kirkbymoorside Office,
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